



PRELIMINARY PROJECT CONSULTATION WITH STAFF

Applicants and Design Professionals can schedule a Preliminary Project Consultation (PPC) for Land Development projects, with Land Development Division (LDD) staff. The purpose of the meeting is to obtain information regarding required submittals, existing infrastructure, and more project specific requirements that relate to a specific parcel of land, or project. A meeting can be scheduled by contacting the LDD Administrative Staff at (816) 513-1500, Option 2. Provide your contact information, and general information regarding the project. Staff will determine what information is available, and what other departments should attend the meeting, if necessary.

Some information that will potentially be discussed in a PPC meeting is:

Development Code (Chapter 88): Chapter 88 of the Code of Ordinances apply to all developments, public or private, within the city limits of Kansas City, Missouri. Specifically, Series 400 provides information on Development Standards and Series 500 provides information on Review and Approval Procedures.

Storm Water Management Plan: This document applies to all proposed developments to be reviewed by LDD, and is presented to clarify the specific submittal requirements for a storm water drainage study. More specialized circumstances may arise which require other methods, techniques or strategies created by special and/or site specific circumstances.

- Water Services Department, Stormwater Utility Division sets specific stormwater management criteria, based on Master Watershed Studies for the over 30 watersheds within KCMO city limits.
- Public Works adopted standard APWA 5600 Storm Drainage Facilities, provides a framework for project specific stormwater management studies.
- A submittal of a Macro Stormwater Management Study is recommended prior to submittal of Preliminary Plans or Plats, so the overall approach for Stormwater Management can be supported by the overall project design.
- Copies of upstream or nearby project Stormwater Management studies can be requested from LDD, by contacting Administrative Staff, or the Engineer of the Week. Call (816) 513-1500, Option 2.

Sewer Atlas Records: Water Services Department maintains Sewer Atlas Records for Sanitary Sewers, Storm Sewers, and Water Mains within the City. Water Services can be reached at (816) 513-1313.

Major Street Plan: Public Works has adopted a Major Street Plan that provides a projected ultimate design for major roads within city limits. Projects adjacent to these major roads will be required to comply with this Plan. Specific questions regarding the plan, or modifications to the Major Street Plan should be directed to Public Works Department, Streets & Traffic Division.

Parks & Recreation Department Roads: Parkways and Boulevards within KCMO city limits are under the jurisdiction of the Parks & Recreation Department. Proposed improvements and construction permits will be coordinated through Parks & Recreation Department.

Missouri Department of Transportation Roads: Projects with proposed improvements on State maintained highways, will require submittal and coordination with Missouri Department of Transportation (MoDOT). MoDOT will review all proposed improvements, and issue permits for work within MoDOT Right-of-Way.